

TOWN OF NEWSTEAD
PLANNING BOARD MINUTES

July 1, 2002

PRESENT: Terry Janicz, Acting Chairman
Mark Decker
Tom Cowan

Don Folger, Code Enforcement Officer
Bill Walworth, Deputy Building Inspector
Rebecca Baker, Planning Board Clerk

Being there was not a quorum present; the board could not take any official action. These minutes reflect the questions and comments of the board members present regarding the agenda items. Action on the following items will be taken at the scheduled July 8th meeting.

Pat Bittar reviewed the revised plans for the Tatara subdivision on Schutt Rd. The following changes have been made:

1. The septic systems will be in the rear, water wells in the front
2. Swales will be terminated at the treeline
3. Lot #1 has had the wetlands delineated and a stage 1 archeological study has been completed. Findings require a stage 2 study. Mr. Tatara is waiting to see if he can just leave that parcel undeveloped.
4. Number of lots has been reduced to 7

Richard, Barbara and Michelle Cositore were present to answer questions regarding the Carpenter subdivision located on Sandhill Rd. One lot (150'x435') is proposed. The Town currently has an easement to maintain the drainage ditch. The elevation of the lot is lower than the road and will have to be brought up the required elevation. The Cositores are planning on building a duplex.

Melissa Liddick, Don Shonn, Tom Haberneck and Joe Matussek were present to answer questions regarding the request for a special permit to operate a dog kennel on Barnum Rd. This parcel is zoned C2 and the applicants have received a variance from the ZBA, permitting a dog kennel operation. Ms. Liddick plans on housing 12-15 runs. She will be residing on the property. A chainlink fence will be installed on the north side of the kennel.

The board discussed the rezoning of the Henley property on Bloomingdale Rd. Consensus is that before any decisions are made, the master plan should be considered. Is this request in conflict with the newly finished master plan? It is the opinion of the planning board, that now is the time to plan. Don mentioned that if the parcel were to be rezoned, it would have to be I2, otherwise it would be spot zoning. It was suggested that a larger area be rezoned to perhaps I1. This area is down the road from the I1 area on the corner of Scotland Rd and Indian Falls Rd. It is adjacent to the airport and across the street from the Whiting Industrial Park.

The pre-application for Smith on Main Rd is tabled until the July 15th meeting.

The planning board will meet on July 8th at 7:30pm to take action on the above items.

The meeting was closed at 9:00pm.

Respectfully submitted by,
Rebecca K. Baker,
Recording Secretary

